








9VA2606 Expressions of Interest Summary

Photo	Address	City	County	RSF	ABOA SF	Rate	Notes	Acres	Zoning	Space for Outdoor Recreation?	Meet Parking?
	Vint Hill Farm Station*	Warrenton	Fauquier	150,000 RSF available on site	TBD	TBD	Former Army base closed 20 years ago. Includes 3 separate barracks (mens, womens and officers). Womens barracks of 50,000 RSF can be rennovated immediately	25 acres	PCID - correct zoing in place	Yes	Yes
	Hazel Circle Drive*	Bristow	Prince William	TBD	TBD	TBD	Existing UAC facility that would need to construct additional facilities to meet the current requirement.	210 acres	Currently zoned R-4 and A-1 with a zoning change to O(H) effective 11/1/2019, which would allow for additional beds and up to 2 million SF. Currently special use permit in place for existing facility.	Yes	Yes - will need to add spaces with new building
	901 Follin Lane	Vienna	Fairfax	97,165		TBD	4-story office building previously occupied by GSA for 30 years. Property is entirely fenced with secuirty gating at the 2 entry points.	9 acres	CMP (Industrial Park) Will need to be rezoned	Yes	Yes - 475 spaces
	44180 Riverside Pkwy	Landsdowne	Loudoun	109,946 (83,198 main bldg, 12,000 guest house, 14,750 expansion)	95,607	\$36.50 (\$11.00 OPEX, includes TI & BSAC)	3-story office building	11.29 acres	PD-OP (Planned Development Office Park), rezoning required	Yes - 1.4 - 2 acres	Yes - 269 surface existing (can add more)
	12120 Sunrise Valley Drive	Reston	Fairfax	124,077	104,338	\$39.66	5-story office building	5.55 acres	I-4, rezoning required	Parking garage would need to be constructed to make room for recreation	Yes - 383 surface existing (garage will be needed) 1,000 WLF from Metro
	575 Herndon Pkwy	Herndon	Fairfax	135,102	117,000	TBD	5-story office building in close proximity to the Herndon Metrorail Station opening in October 2020. Current tenant vacates by year 2020.	4.84 acres	PD-TOC, further study needed to determine permissible uses. Likely needs rezoning	Yes - some existing parking would need to be converted	Yes - 52 spaces (some spaces would need to be converted to recreation area).

Expression of Interest Received After Deadline	
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	1801 North Beauregard Street	Alexandria	Fairfax	124,544	116,335	TBD	4-story office building. EOI states TI construction cannot begin until 4th quarter 2021	6.35 acres	CDD#4 - could possibly allow for use with special use permit which would likely not be granted.	Likely cannot meet outdoor recreation use due to the rest of the site having be developed with other buildings	Yes
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*See attached additional information